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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

947,500 / 947,500

USE VALUE:

947,500 / 947,500

ASSESSED:

947,500 / 947,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52-54		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROMANO RITA & ROBERT J	
Owner 2:	
Owner 3:	

Street 1: 54 AMSDEN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: ROMANO RITA -	
Owner 2: -	
Street 1: 52 AMSDEN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 4,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
10/5/2017	1305
12/2/2013	1747
9/10/2013	1356
6/7/2013	826

ACTIVITY INFORMATION	
Date	Result
1/4/2019	Mail Update
7/29/2017	MEAS&NOTICE
4/30/2014	External Ins
3/5/2014	Info Fm Prmt
1/16/2014	Info Fm Prmt
7/17/2013	Info Fm Prmt
4/22/2009	Measured
10/29/1999	Inspected
9/30/1999	Mailer Sent

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Item	Unit Type
Code	Land Type
LT Factor	
Base Value	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
4200	Sq. Ft.	Site	0	80.	1.30	1										436,800						436,800	

Total AC/HA: 0.09642	Total SF/SM: 4200	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 436,800	Spl Credit	Total: 436,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.	Database: AssessPro - FY2021	apro
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Total Card / Total Parcel

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EXTERIOR INFORMATION

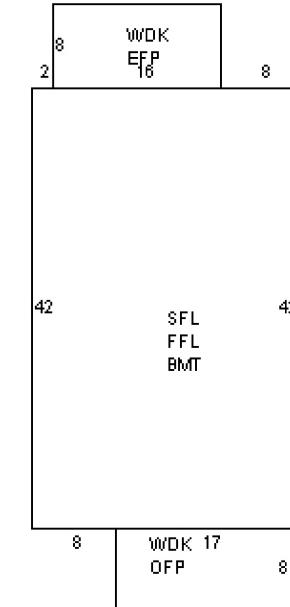
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.13076925
Const Adj.:	0.99485052
Adj \$ / SQ:	191.241
Other Features:	128766
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621707
Depreciation:	115638
Depreciated Total:	506069

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Good

WSFlue:		Rating:
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CONDO INFORMATION

Location:	
Total Units:	
Floor:	

% Own:	
Name:	

